

8 Vesta Close, Swaffham

Minors & Brady

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Swaffham

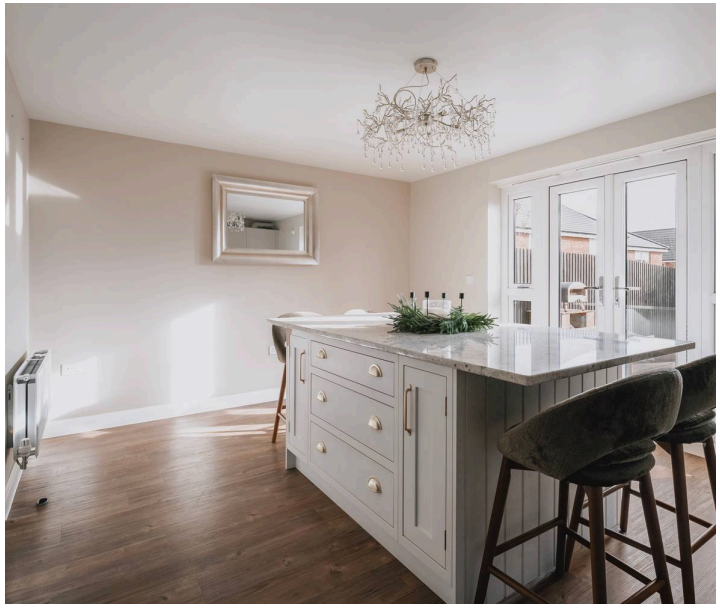
Built in 2022 and presented in exceptional condition, this stylish three-bedroom semi-detached home is ready to move straight into. Offering a superb balance of modern practicality and comfortable living, the property features a spacious living room, a generous kitchen/breakfast room, and three well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite, while the first-floor is further served by a family bathroom with a shower over the bath. Outside, the beautifully landscaped rear garden provides an excellent setting for entertaining, relaxing, and family life. A private driveway with parking for two vehicles completes this attractive and highly functional home.

- Recently built property designed with contemporary lifestyles in mind, offering the benefits of a modern home and stylish presentation throughout
- Well-proportioned kitchen space with room for dining, creating a sociable environment ideal for busy households and casual entertaining
- Spacious living room providing ample space for both everyday relaxation and hosting family and friends.
- Three bedrooms with double proportions, providing flexible accommodation for growing families, guests or home working requirements
- The main bedroom benefits from a private en-suite shower room, enhancing convenience and day-to-day practicality

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8 Vesta Close

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- Modern first-floor bathroom fitted with a bath and shower over, serving the remaining bedrooms with ease
- Convenient ground-floor WC accessed from the entrance hall, ideal for visitors and everyday household use
- Thoughtfully arranged outdoor space offering excellent room for outdoor dining, recreation and enjoying the warmer months
- Private off-road parking positioned to the front of the property, providing space for multiple vehicles and everyday convenience
- Positioned in a well-served Norfolk market town with a range of amenities, schooling and countryside nearby

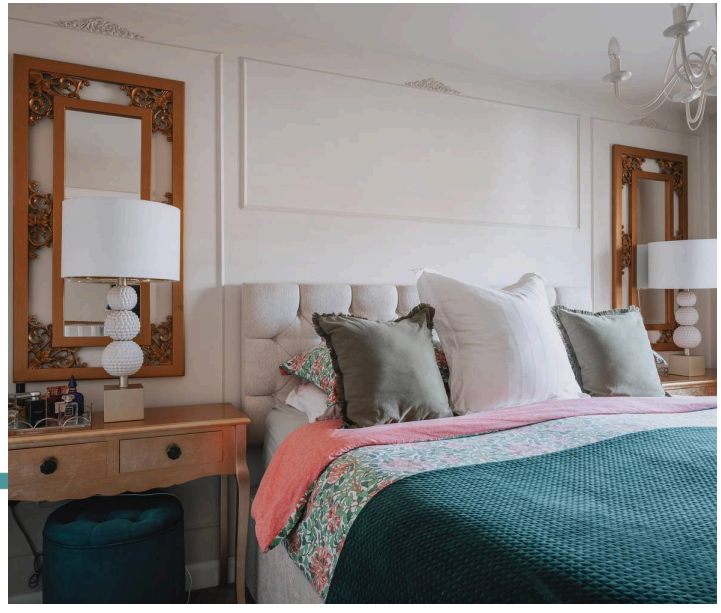
The Location

Swaffham is a traditional Norfolk market town, offering a good balance of everyday amenities and rural surroundings, making it well-suited to families, professionals, and those seeking a quieter pace of life. The town centre has a range of independent shops, cafés and restaurants, alongside a Saturday market and supermarkets including Tesco, Waitrose and Asda.

Educational provision includes Swaffham CE Primary Academy, Heartwood Primary and Nursery School and The Nicholas Hamond Academy. The town is also served by healthcare and leisure facilities.

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8 Vesta Close

Swaffham

The A47 provides convenient road connections towards Norwich and King's Lynn, while regular Excel bus services link Swaffham with surrounding towns. The nearest railway stations are at Downham Market and King's Lynn.

For outdoor recreation, the surrounding Breckland countryside offers walking and cycling opportunities, with Peddars Way and Thetford Forest within reach. Swaffham combines practical amenities, local heritage and access to the wider Norfolk countryside.

Vesta Close, Swaffham

The entrance hall provides access to the principal ground floor accommodation, along with a convenient cloakroom comprising a WC. The spacious living room offers an excellent everyday reception space with ample room for both relaxation and entertaining. Situated to the rear, the kitchen/breakfast room is well-proportioned and provides space for dining, creating a sociable hub of the home with direct access to the garden.

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8 Vesta Close

Swaffham

The first-floor landing serves three double bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite shower room, while the remaining two bedrooms provide versatile accommodation suitable for family members, guests or home working. Completing the accommodation is the family bathroom, fitted with a bath featuring a shower over, wash basin and WC.

Outside, the property continues to impress with a larger-than-average landscaped rear garden offering excellent space for outdoor dining, entertaining and recreation. To the front, a two-car driveway provides convenient off-road parking. Combining modern construction, immaculate presentation and generous outdoor space, this attractive semi-detached home represents a fantastic opportunity for a wide range of buyers.

Agent's Note

This property will be sold freehold, and is connected to mains water, electricity, gas and drainage.

The maintenance fee is £180 p/a.

This property has gas central heating.

Council Tax Band: C

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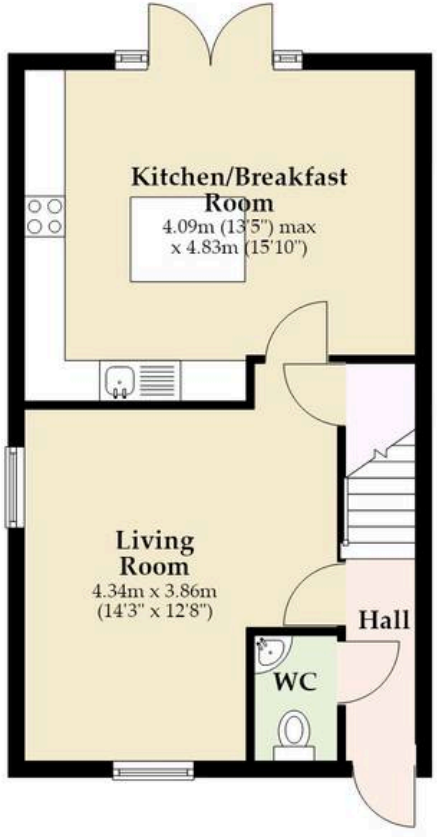






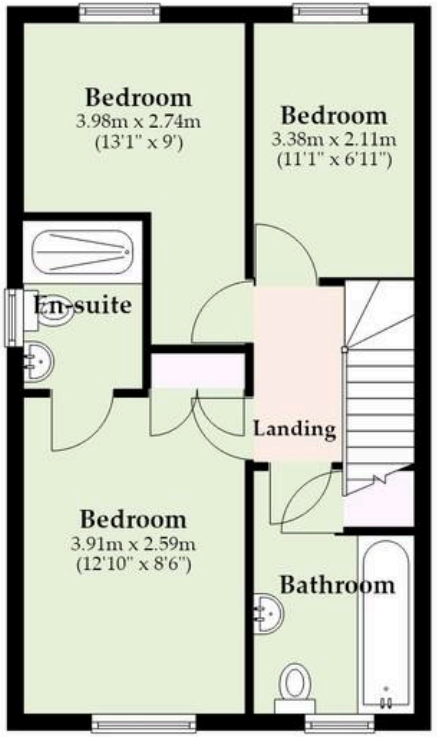
Ground Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 84.6 sq. metres (910.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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